Karen Johnson Davidson County
Batch# 909432 DEEDWARR
08/29/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20220829-0097357

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Anthony C. Ott
5025 Hillsboro Pike #8-G
Nashville, Tennessee 37215

SEND TAX BILL TO:
New Owner

MORTGAGEE

MAP 131
GROUP 01 0 D
PARCEL 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Investments Inc., a Tennessee Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anthony C. Ott and Terri A. Ott, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 57 also known as No. 8G of Georgetown Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Cornerstone Investments Inc., a Tennessee Corporation, by Quitclaim Deed from Anchored Capital LLC., a Tennessee Limited Liability Company, dated August 12, 2021 and filed of record August 16, 2021 in Instrument No. 20210816-0110406, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Georgetown Condominium Apartments, of record in Book 5200, Page 4, said Register's Office.
3. Overhead Line Easement of Metropolitan Government Nashville and Davidson County Tennessee, of record in Book 7873, Page 859, said Register's Office.
4. Master Deed of record, Book 5211, Page 325, Book 5616, Page 133, Book 6079, Page 516, and Instrument No. 20120731-0067332, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 5025 Hillsboro Pike #8-G, Nashville, Tennessee 37215.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony C. Ott and Terri A. Ott, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 25th day of August, 2022.

Cornerstone Investments Inc., a Tennessee Corporation

LW PRES
By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Cornerstone Investments Inc., a Tennessee Corporation,** the within named bargainor, a Tennessee Corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Corporation as such President.

WITNESS my hand and official seal at office this 25th day of August 2022.

NOTARY PUBLIC My Commission Expires
My Commission Expires: ~~January 23, 2023~~

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Sumner)

The actual value or consideration, whichever is greater, for this transfer is $398,000.00.

AFFIANT

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me on this ~~25th~~ 29th day of August, 2022.

Jennifer Russell
NOTARY PUBLIC
My Commission Expires: 03/01/2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/25/2022 (date of document).

Jennifer Russell
Affiant Signature

8/29/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day ~~of~~ August 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

